



ELM PARK ROAD, READING, RG30 2TN  
OFFERS IN EXCESS OF £300,000 FREEHOLD

## TWO BEDROOM END OF TERRACE HOUSE WITH CLOSED ONWARD CHAIN

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## DESCRIPTION:

Situated in a desirable neighbourhood, this charming two-bedroom end of terrace house is an ideal choice for a variety of buyers, including first-time buyers, young families, or those looking to downsize. The property features a spacious living room, a separate dining room, a modern kitchen with integrated appliances, and a cloakroom on the ground floor. The two double bedrooms provide ample space, with the stylish second-floor bedroom offering a unique touch. The low maintenance garden and patio area are perfect for outdoor relaxation and entertaining. With closed onward chain, this property is ready to move into. Enjoy the convenience of local amenities, schools, and transport links just a stone's throw away. Don't miss out on the opportunity to make this delightful property your new home. Contact us today to arrange a viewing.

## AT A GLANCE

- Closed Onward Chain
- Two Bedroom Victorian End Of Terrace
- Less Than A Mile From Reading Town Centre
- Two Formal Reception Rooms
- Fitted Kitchen
- WC/Utility Area
- Two Double Bedrooms
- Second Floor Bathroom
- Private Rear Garden

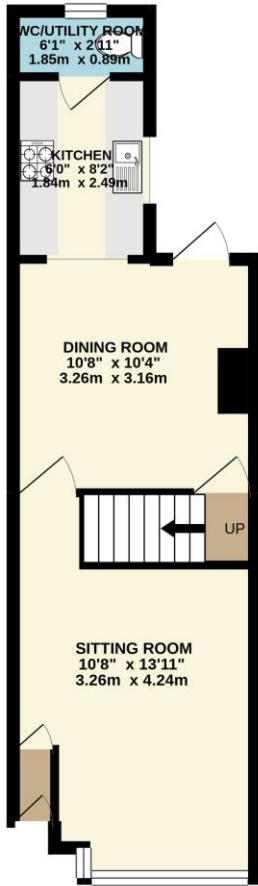




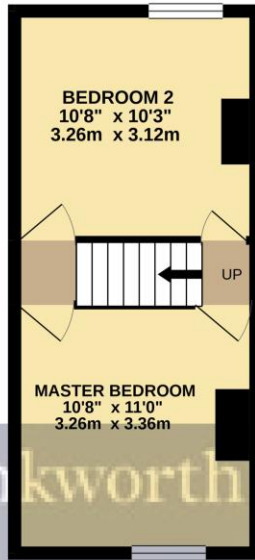




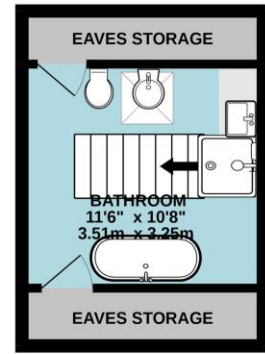
GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
249 sq.ft. (23.1 sq.m.) approx.



2ND FLOOR  
159 sq.ft. (14.8 sq.m.) approx.

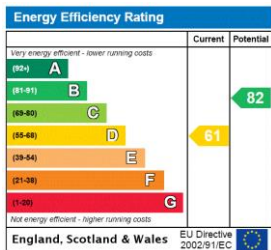


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TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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